



Las Campanas  
Community  
Association

## Minutes of the Annual Board of Directors Meeting

February 09, 2018

[www.lascampanas.info](http://www.lascampanas.info)

- 1. Call to Order and Roll Call:** The meeting was called to order at 1:00 pm in the Las Campanas Recreation Center by President Bob Dahm. Board members present were: Mike Banks, Sandy Bird, Scott Chancellor, Bob Dahm, Dick Davis and Paul Williamsen.
- 2. Establish Quorum.** With the ballots received and 48 homeowners attending the meeting a quorum has been established. Cadden Management was represented by Linda Hansen.
- 3. Welcome and Introductions:** President Dahm welcomed all and the Board introduced themselves.
- 4. Approve minutes:** A motion to approve the annual minutes of February 10, 2017 was made, seconded and approved by all. They will now be added in record and posted on the website ([www.lascampanas.info](http://www.lascampanas.info)).
- 5. Financial Report:** The financial report was presented by Mike Banks:
  - The operating account balance as of 12/31/2017 was \$69,010. The Reserve Account was \$16,320 of which \$10,918 is invested in a CD. Total income for the year 2017 was \$70,547 and total expenses were \$55,012 for a net income of \$15,561. The 2018 budget was approved by the board with no change in the \$60 per home annual assessment, but a \$20 per home one-time reduction was approved for 2018. Total income for 2018 is projected to be \$56,715 and total expenses are projected at \$71,315. The net operating loss for the year is expected to be \$14,600. Invoices were sent in December to the 10 HOA's which comprise the LCCA. The total of the invoices was \$56,320 for 1,408 homes. Note that LCCA represents well over 10% of the total of all GVR homes. Our CPA, Terry Cogan, has reviewed our Accounts Payable, Accounts Receivable, Bank Statements, and Check Registers for the past year. He has provided a Financial Statement Compilation in compliance with AICPA standards, and prepared State and Federal Tax Returns for the LCCA.
- 6. Recap of 2017:** President Dahm gave a recap of 2017 as follows:
  1. Cadden Management has been appointed our new Statutory Agent. It is prudent that Cadden receive and deliver all documents to us.
  2. Updating of the median lights is still in progress and should result in a reduction of operating costs.
  3. The Halogen Lights at our Monuments have been replaced with Florescent Lights.
  4. Landscapers have removed the Mistletoe infestation and replaced one damaged tree with two Texas Rangers.
  5. A Landscape Designer was acquired to propose a plan to update, add color and make the boulevard more attractive. Plans will be submitted for approval and voting.
  6. A formal Complaint was issued that trees planted at The Villas would potentially block their view. A letter was drafted to the homeowner explaining that The Villas are exempt from our review and there is no legal recourse for LCCA to take. However, The Villas has acted as Good Neighbors in past requests and plan to continue.
  7. Cadden Management provided a seminar where updates to the laws affecting HOAs were announced. This is a great benefit for LCCA.

8. Meeting Rooms for LCCA Board Meetings are scheduled through May. GVR should be able to provide the rest of the year's meeting schedule by the end of April.
9. Issues about Views have been discussed. Note...Views cannot be guaranteed.

**7. Election Results:** Linda Hansen announced the elections results as follows: Scott Chancellor, Dick Davis and Joe Gulvezan were reelected and Michelle Hoffman will join the board as a new board member. Paul Williamsen is leaving the board but will still be involved and continue disseminating information. The board recognizes that Paul has been a great asset to the board and thanks him for his diligence and hard work.

**8. Open Forum:**

- Katy Banks, co-chair of the newly formed LCCA Social Committee, invited all to a "BYOB Party" on March 25<sup>th</sup>, 4PM at the Las Campanas GVR. All Las Campanas homeowners are welcome, fliers and signage will be out soon. This is a great opportunity to meet friends and neighbors from all Las Campanas HOAs. Bring the beverage of your choice, and enjoy substantial Hors d'oeuvres, desserts, coffee, live music and fun, provided by the LCCA Social Committee. The \$2 per person charge will be donated to the local Food Bank.
- A lengthy discussion was held on GVR's proposed purchase of land that borders Ventura West HOA for the purpose of up to 24 lighted Pickleball courts, a multi-use building and a parking lot. Members suggested asking GVR to be "flexible" in the location of this new facility.

**9. Announcements:** Following this board meeting, the Directors will have a short business meeting to elect officers.

**10. Adjournment:** It was moved, seconded and approved by all to adjourn the meeting at 2:18PM.

Respectfully submitted,

Sandy Bird, LCCA Secretary

Approved by motion on February 08, 2019